

142.0

0006

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

703,600 / 703,600

USE VALUE:

703,600 / 703,600

ASSESSED:

703,600 / 703,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		IROQUOIS RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	SPEROS JONATHAN A-ETAL
Owner 2:	SPEROS PATRICIA A
Owner 3:	

Street 1: 16 INDIAN HILL ROAD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: Y

Postal: 01890 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Clapboard Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Street
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	9									465,002						465,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								92072
GIS Ref								
GIS Ref								
Insp Date								02/19/18

## USER DEFINED

Prior Id # 1:	92072
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:15:00
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
03/07/18	08:35:09
LAST REV	
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,600	0	5,375.	465,000	703,600	703,600	Year End Roll	12/18/2019
2019	101	FV	197,600	0	5,375.	435,900	633,500	633,500	Year End Roll	1/3/2019
2018	101	FV	197,600	0	5,375.	360,400	558,000	558,000	Year End Roll	12/20/2017
2017	101	FV	197,600	0	5,375.	331,300	528,900	528,900	Year End Roll	1/3/2017
2016	101	FV	197,600	0	5,375.	302,300	499,900	499,900	Year End	1/4/2016
2015	101	FV	186,400	0	5,375.	296,400	482,800	482,800	Year End Roll	12/11/2014
2014	101	FV	186,400	0	5,375.	275,500	461,900	461,900	Year End Roll	12/16/2013
2013	101	FV	186,400	0	5,375.	262,100	448,500	448,500		12/13/2012

## Parcel ID

142.0-0006-0005.0

11035!

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPEROS JONATHAN	22713-006		12/11/1992		99	No	No	A	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/28/1992	339	Manual	600					REPAIR DECK	2/19/2018	MEAS&NOTICE	HS	Hanne S
									2/2/2009	Measured	372	PATRIOT
									11/5/1999	Meas/Inspect	256	PATRIOT
									1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 15 - Old Style				Full Bath: 1	Rating: Average													
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average													
Prime Wall: 2 - Clapboard				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BLUE																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units:								
Year Blt: 1928	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl:	Rating:			Other										
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				Total Units:										
Avg Ht/FL: STD				Location:				Floor:										
Prim Int Wall: 6 - Average				Total Units:				% Own:										
Sec Int Wall:		%						Name:										
Partition: T - Typical																		
Prim Floors: 3 - Hardwood																		
Sec Floors:		%		Total:	31	%												
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar: 1																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 142.0-0006-0005.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				